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August 15, 2016

David Goodison
Planning Director
City of Sonoma
1 The Plaza
Sonoma, CA 95476

Dear Mr. Goodison,

I am pleased to submit a planning package for the September 8 Planning Commission Study Session. Along with Pyatok Architects, Satellite Affordable Housing Associates (SAHA) has been very pleased with our initial community work surrounding the affordable housing development at 20269 Broadway. We anticipate a great study session on September 8 as we look forward to continued momentum surrounding this development.

Included in this document, please find the following:

- Design Narrative (page 1)
- Community Outreach Process (page 3)
- Project Statistics (page 5)
- Planning Package (page 6)

Thank you very much and if you have any questions, please contact me directly.

Sincerely,

A handwritten signature in black ink that reads 'Adam Kuperman'.

Adam Kuperman

Project Manager
SAHA
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20269 Broadway / Design Narrative

8/15/16

Program

49 affordable family housing units serving a range of household needs.

1 BR	22	45%
2 BR	14	28%
3 BR	13	27%

Community Facility

Single story community building including meeting room of approximately 1000 SF large enough to accommodate 50 residents, laundry room, administrative offices, small kitchen, restrooms and support spaces. Approximately 2,600 SF total.

Parking

Total of 70 spaces.

Parking is provided at a ratio of 1 space per 1/2 BR unit and 2 spaces per 3 BR units, plus an additional 8 spaces for visitors, for a total of 70 spaces. There is also on-street parking available adjacent to the site on both Clay and Broadway.

On site bike parking will also be provided in common areas at highly visible locations.

Covered parking is not proposed.

Site Plan

Homes are organized around central shared open space that is anchored by existing valley oaks

The larger 2 and 3 bedroom units will be centrally located to provide families direct access to common outdoor spaces and to allow for supervised play.

Parking is placed at the perimeter to avoid conflicts between play areas and vehicles, and also in a central "auto court," providing close access to parking for all residents.

The site plan will also allow for full fire department access with a "T" turn around.

Massing

Buildings on Broadway and Clay Street are 2 story in height with generous porches facing the street along Clay. Maximum height is 26 feet measured to the ridge of the roof gable.

Along the west property line, the middle building steps down to 1-story, where it encroaches into the 20' rear yard setback. This 1- and 2- story rear yard massing is reflective of the existing homes in the adjacent neighborhood. Second floor windows along the west property line will be arranged to provide no direct view toward neighbor's yards.

Open Space amenities

Gathering space immediately adjacent to the community room to allow for indoor outdoor events.

Gathering space will provide shade, built in seating and locations for portable barbecues

Play areas for toddlers and young children centrally located and near the community meeting

Community gardens with raised beds.

Pedestrian paths arranged to encourage strolling

Informal gathering areas.

Plenty of shade

Site Security

The community building will be located to provide oversight of the parking area as well as the courtyard areas, and a straightforward connection to the street.

Driveways will be designed to allow for the installation of auto gates, and the site could be secured with gates if necessary. At this time, no security gates are proposed or considered necessary.

The site design provides good sight lines and avoids hidden areas, consistent with CPTED principals

Lighting will be design to provide appropriate illumination without creating glare.

A good neighbor fence, consistent with the planning code ordinance, will be provided along the west property line between this site and the adjacent homes.

Architecture & Unit Design

Character of the buildings will be consistent with the vernacular traditions of Sonoma and the surrounding communities, and also consistent with high quality contemporary materials and detailing.

Buildings will have sloped roofs, and simple well-proportioned massing

Each unit will have a front porch, or shared front porch.

Principal materials will include high quality cement plaster with troweled finish and horizontal cement board siding.

Service elements such as electric meters, roof vents and downspouts will be carefully integrated into the overall design

3 bedroom units will be predominately townhome units allowing for separation between living and sleeping areas and better access to outdoor spaces

2 & 3 bedroom flats will also be provided for distribution of accessible units and to accommodate households that cannot utilize stairs.

Sustainability

Consistent with Sonoma's community values, the project will target a high level of sustainability.

The design of both buildings and site will utilize passive design principals to reduce energy demand, including deep overhangs to shade windows, use of trees and other planting to provide shade, and high albedo surface materials that reduce surface temperatures

The project will be designed to accommodate extensive PV arrays.

The open space design will incorporate state of the art storm water management practices and drought tolerant landscaping



Community Outreach Process

Satellite Affordable Housing Associates (SAHA) began direct neighbor communication in February 2016 – shortly after learning that we were awarded the opportunity to develop the 20269 Broadway affordable community.

At the first meeting held on February 12, 2016 at neighbor Bob Mosher’s home, we met with a group of 10 neighbors to create dialogue around the development and answer many questions. From the day that SAHA was selected as the developer for this site we were committed to creating transparent communication and an open dialogue with the immediate neighbors and other community stakeholders and continue to operate this way today.

At the first meeting we learned of concerns around the location of the entrance and exit for the development. These concerns were raised because of the existing use on Clay St. between Broadway and Bragg St. as a freight loading zone for the Sonoma Lodge. In addition, concerns were voiced about the height of buildings being explored – the immediate neighbors were concerned about how 3-story buildings would interact with the existing neighborhood fabric. SAHA and Pyatok Architects began thinking about site plan revisions.

SAHA participated at the Sonoma Connect event on March 16 hosted by Supervisor Susan Gorin. At this event we were able to learn of many issues that concerned residents, non-profit organizations, businesses, and local government relating to the need of affordable housing in Sonoma.

On April 7, 2016 SAHA hosted the first of two planned community meetings. This first meeting was dedicated to answering questions from a group of 50+ neighbors, residents and stakeholders, including Mayor Pro Tem Agrimonti.

The Community Advisory Committee (CAC) is a small group of stakeholders and neighbors organized by SAHA at the early stage of a new development project. For 20269 Broadway, we selected a total of eight (8) neighbors and stakeholders to join the CAC. The CAC met three times at Valley Oak Homes at 875 Lyon St. – another affordable housing development that SAHA owns and manages in Sonoma. The meetings were held on June 7, June 22, and July 6. Peter Waller, Principal at Pyatok Architects, was the leader of the CAC meetings which were focused on receiving feedback surrounding the site plan, circulation, and other planning related issues.

At the first meeting, three site plans were presented to the group. Prior to this first meeting SAHA contracted an ingress/egress study through W-Trans to determine if placing the entrance and exit on Broadway instead of Clay St.



was an option. All three site plans at the first CAC meeting showed entrance and exit on Broadway St. and two of the three site plans reflected all two-story buildings. These updated site plans were already favorable to a majority of the group. Over the course of the remaining meetings, additional information was collected about the placement of buildings, parking, amenities, and other crucial elements of the evolved site plan that you see today. These meetings were incredibly effective and maintained SAHA's community involvement goals. A final CAC meeting is scheduled for the end of September.

In parallel to these meetings, SAHA worked directly with City and County officials who were also fielding neighborhood questions. Often times, this resulted in direct communication between SAHA and neighbors that were not in the CAC who had questions about 20269 Broadway. We also maintained an open door for CAC members to discuss the project outside of our scheduled meeting times.

To further communicate with all Sonoma stakeholders, SAHA has reached out to immediate businesses via direct communication as well as invitations to community meetings. On August 17, SAHA will make a presentation at the Chamber of Commerce Table Talk, and on August 25 we will host our second greater community meeting at the Sonoma Community Center. 200 invitations were mailed for this event to immediate neighbors and additional stakeholders.

SAHA will continue to maintain a strong, open, and transparent level of communication with neighbors and community stakeholders throughout the development process.



PYATOK

20269 Broadway, Sonoma CA					
49 unit Statistics, 8/15/16					
Site Area		86,050	sf	1.975	acres
Building Footprint		23,500	sf		
Parking		24,000	sf		
Total Building Area		44,500	sf		
1 bedroom		22	45%	550 SF	
2 bedroom		14	28%	775 SF	
3 bedroom		13	27%	975 SF	Flat
				1035 sf	TH
Total Units		49			
Estimated FAR:		0.52			
Comm.Bldg./Office/Ldry.			2,600 SF	1 story	
All 1- and 2- stories.					
70	autos	1.4 spaces	per unit		



DEVELOPMENT SUMMARY

1 Bedroom: 22 45%
 2 Bedroom: 14 28%
 3 Bedroom: 13 27%
Total Units: 49

70 Parking Spaces
1.43 / Unit



PYATOK
 Lori Cagwin Landscape Architecture

CONCEPTUAL SITE PLAN 8/25/16





Waste

Storm

CLAY STREET

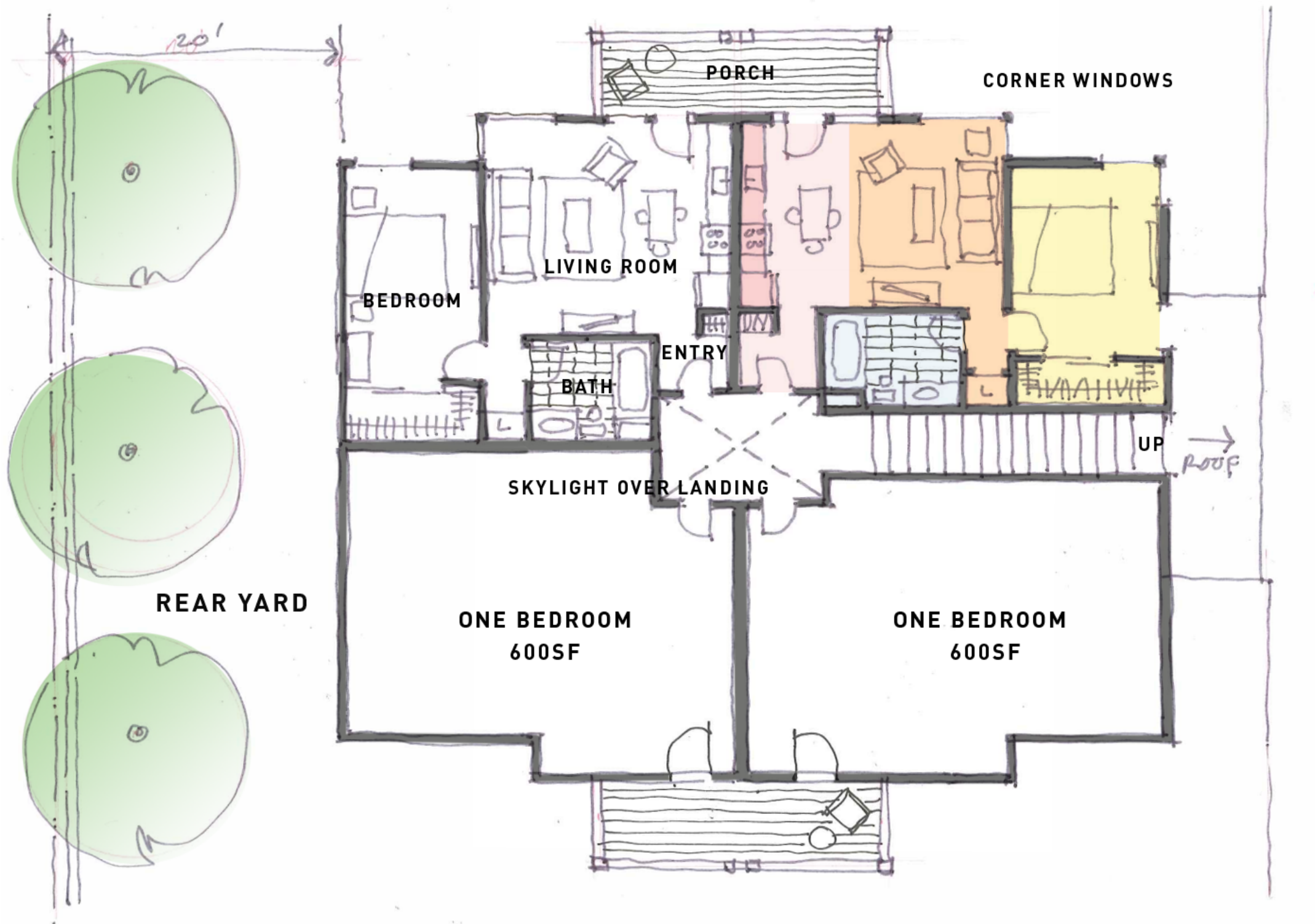
BROADWAY

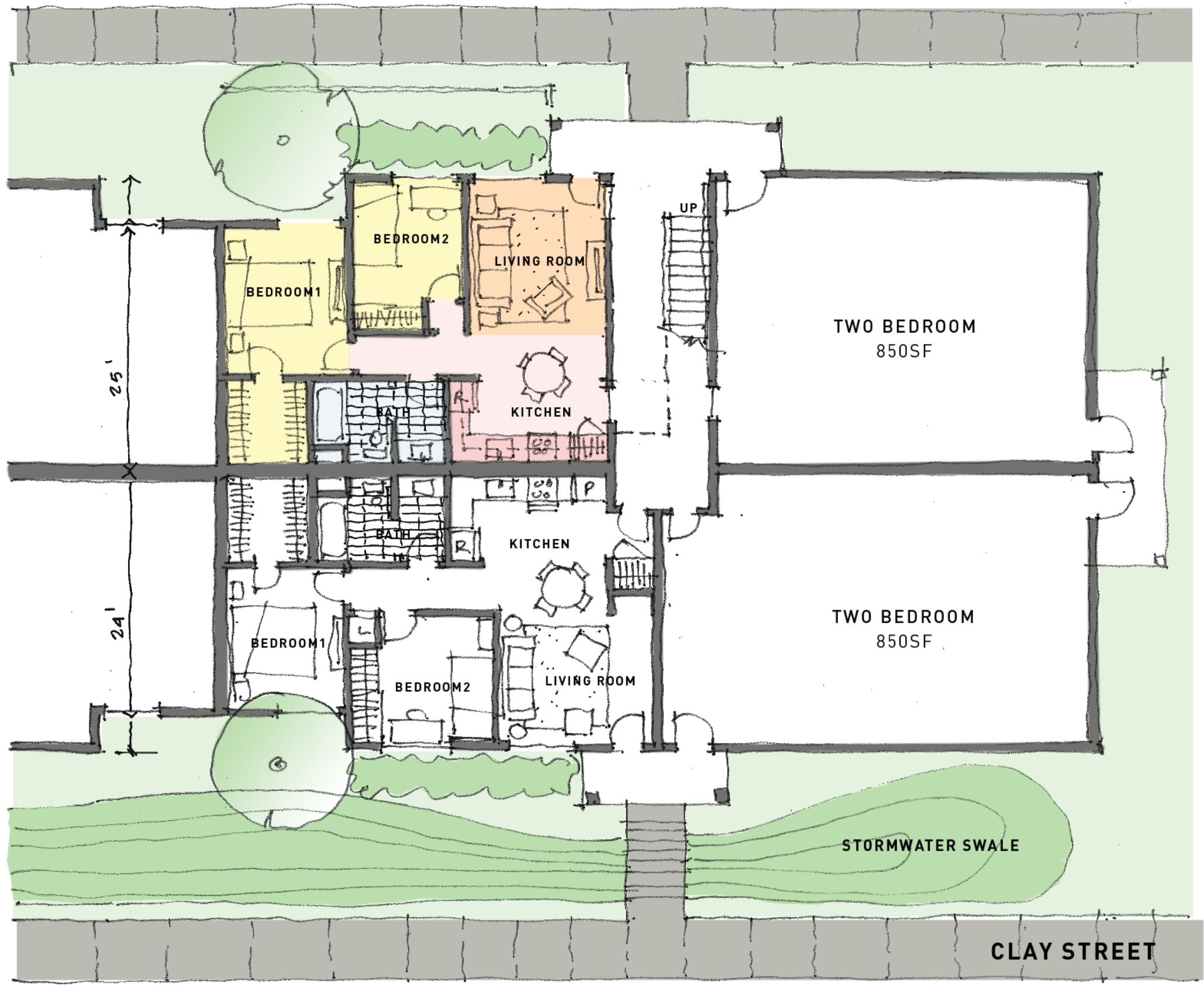


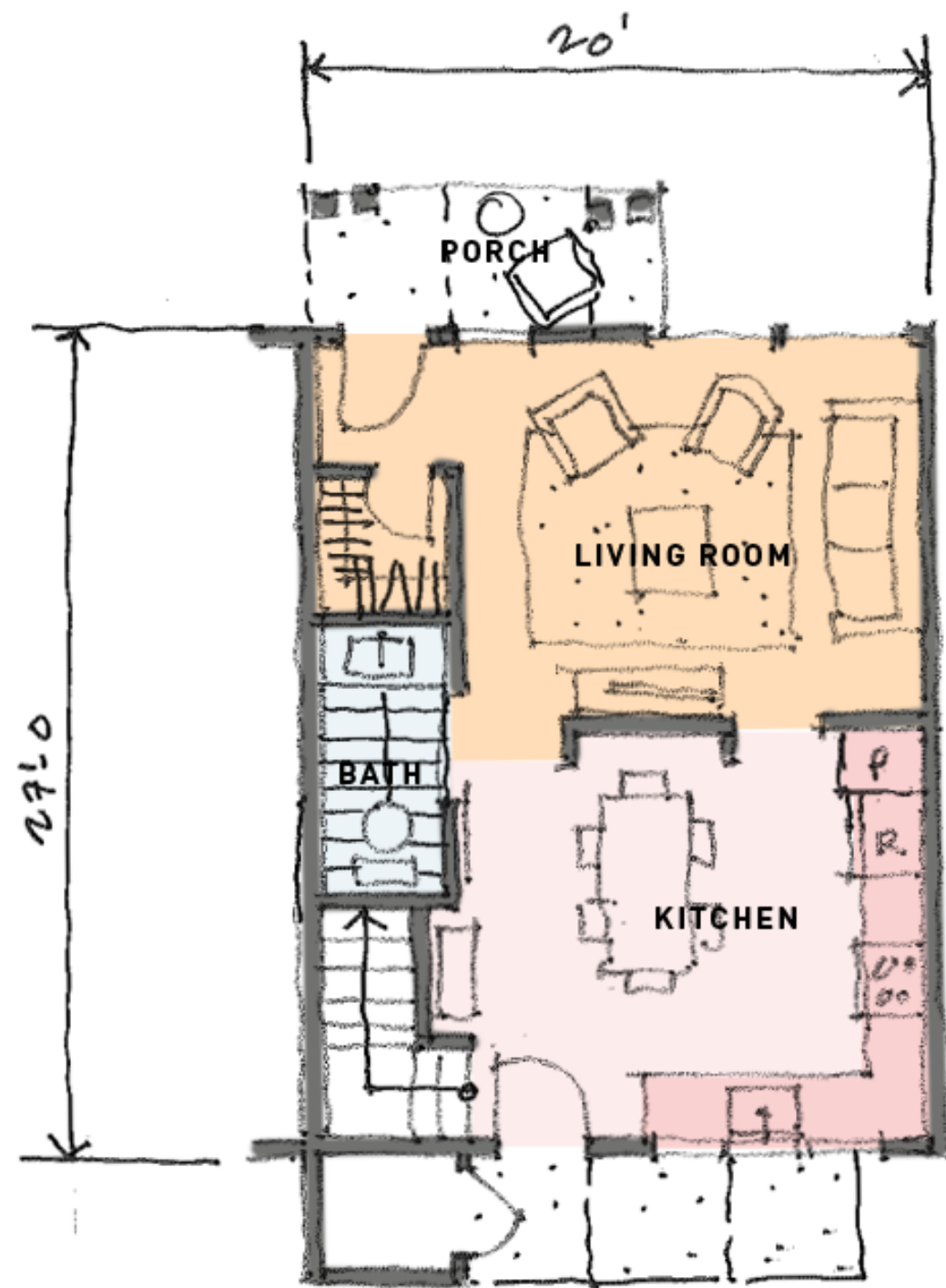
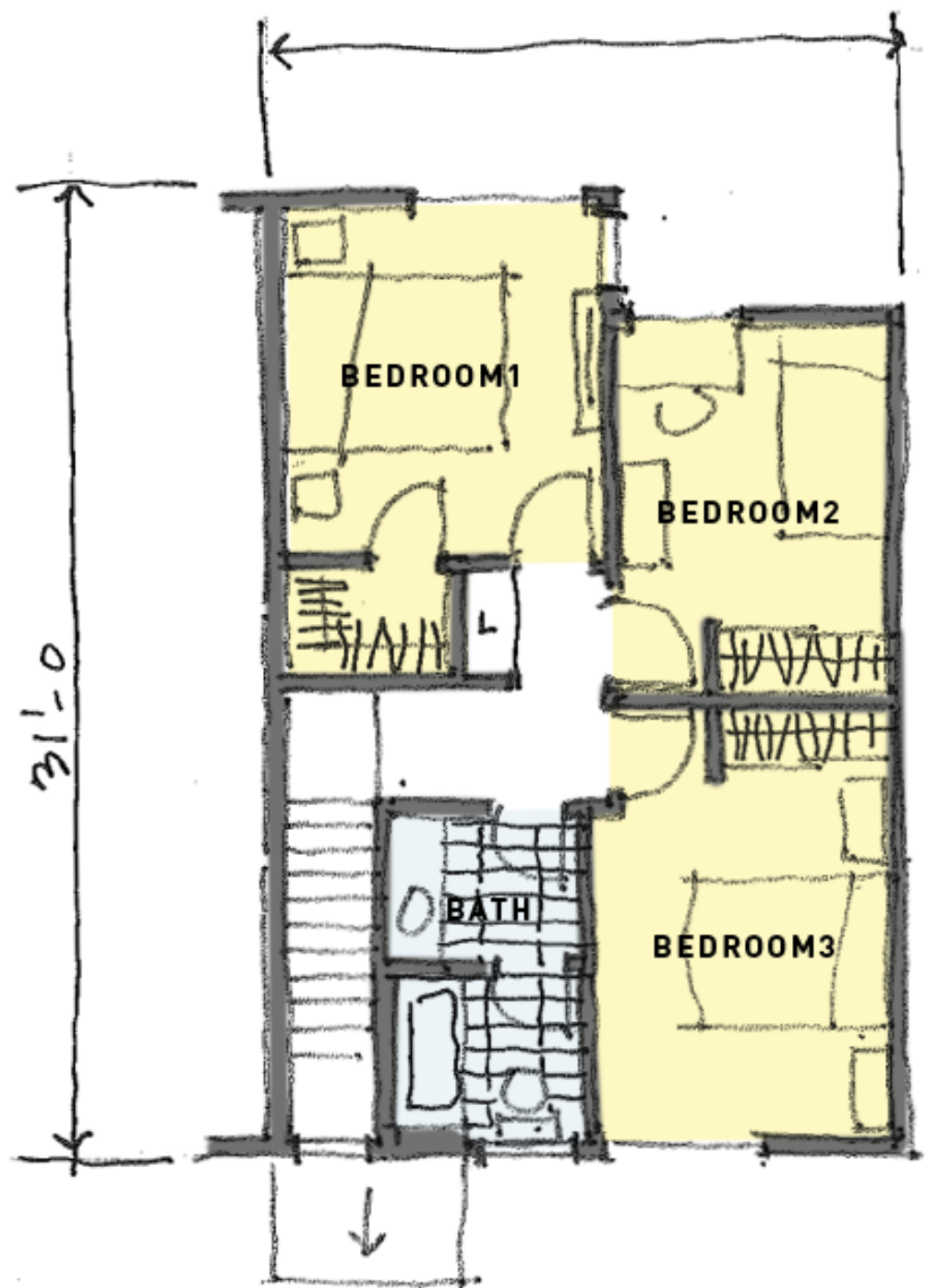
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20269 BROADWAY THREE BEDROOM TOWNHOUSE



